



3

Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SdB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT: S18-18, ASPIRE HERITAGE DISTRICT

STRATEGIC INITIATIVE: Community Livability

The proposal will allow for the development of a multi-family townhome residential product.

REQUEST

S18-18 Aspire Heritage District: Preliminary Plat and Open Space Plan for Aspire Heritage District, for thirty-two (32) residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MF/L) zoning district.

RECOMMENDED MOTION

Request for input only. No motion required

APPLICANT/OWNER

Company: Pew & Lakes, PLC
Name: Reese L. Anderson
Address: 1744 S. Val Vista Dr., Ste. 217
Mesa, AZ 85204
Phone: 480-461-4676
Email: reese.anderson@pewandlake.com

Company: EB Development, LLC
Name: N/A
Address: 270 E. Ivanhoe St.
Gilbert, AZ 85295
Phone: 480-582-8400
Email: bryson@live-aspire.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>November 21, 2018</i>	The Redevelopment Commission heard DR18-183 and S18-18 at Study Session.

Overview

The subject site is generally located at the northeast corner of Vaughn Avenue and Palm Street on approximately 2.47 acres, zoned Multi-Family/Low (MF/L) within the Heritage District Overlay Zoning District. The proposed gated residential community consists of thirty-two (32) townhome units connected by a private drive with a community amenity area located within the center of the development. The development is comprised of three (3) unit types with A and B units being two-stories in height and C units being two-stories in height with a roof top patio.

The project consists of two (2) submittals, a Preliminary Plat and Open Space Plan application (S18-18), and a Design Review application (DR18-183), which are being reviewed concurrently. The Design Review application will be heard by the Redevelopment Commission while the Preliminary Plat and Open Space Plan application will ultimately be heard by the Planning Commission with a formal recommendation from the Redevelopment Commission.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Utility/Transportation Corridor	Public Facility/Institutional (PF/I)	Existing Western Powerline Corridor Trail
South	Residential > 8-14 DU/Acre	Multi-Family Low (MF/L)	Existing Single Family Residence
East	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7)	Existing Stonebridge Lakes Manor Single Family Subdivision
West	Residential > 8-14 DU/Acre	Multi-Family Low (MF/L)	Existing Vaughn Manor Condominiums
Site	Residential > 8-14 DU/Acre	Multi-Family Low (MF/L)	Vacant Lot

DISCUSSION

The project has completed first review and comments have been sent to the applicant. Additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Preliminary Plat Summary

The preliminary plat consist of thirty-two (32) lots with a minimum lot dimension of 21' by 51' which encompasses 0.95 acres of the site. The other 1.5 acres of the site includes private roads,

parking, common areas, landscaping, solid waste, drainage, retention, and public utility easements. The proposed density is 13.36 DU/Acre, which is in compliance with the density per the General Plan which is Residential >8-14 DU/Acre. A table of the proposed lots and tracts is provided below.

Lot Type	Total
21' x 51' (Min.)	10
26' x 51'	10
26' x 54'	6
27' x 54' (Max.)	6
Total Lots	32
Total Lots Area (Acres)	0.95
Tract A Area (Acres)	1.45
Total Acres	2.39
Density (DU/Acre)	13.36

The subject site has one (1) point of vehicular access located at the intersection of Vaughn Avenue and Palm Street. Internally, the site consists of a central private drive that connects to four (4) individual access alleys. The main private drive is approximately 28' in width with the individual access alleys being approximately 22' wide. Each proposed unit includes a two (2) car garage located in the rear of each building cluster for resident parking. For guest parking, a total of eight (8) parking spaces have been provided; the spaces are located adjacent to the amenity area.

Pedestrian pathways are located within the site along with two (2) pedestrian gates. One pedestrian gate is located at the entrance of the site and the other in the rear of the site, providing access to the Powerline Trail/Consolidated Canal. The sidewalks provided internally to the site are 4' wide. Staff has noted that the addition of a supplementary pedestrian walkway to the south along the entrance, with a pedestrian gate, would increase pedestrian circulation and access for the site. The project is planned to develop as a single phase. Please see table below for the development standards reflected in this preliminary plat and open space plan.

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Height (ft.)/Stories	36'	28' A & B Lots 36' C Lots
Minimum Building Setbacks (ft.)		
Front (Adjacent to Multi-Family or Non-Residential)	10'	10'
Side, West (Adjacent to Multi-Family or Non-Residential)	10'	10'
Side, East (Adjacent to Single Family)	15'	15'

Rear (Adjacent to Multi-Family or Non-Residential)	10'	10'
Landscaping (% of net lot area)	40%	39.7%
Off-Street Parking and Loading		
Residential Parking	2 spaces per unit-64 spaces	64 spaces
Guest Parking	0.25 spaces per unit - 8 spaces	8 spaces
Total Parking Spaces		72 spaces

Open Space Plan/ Landscape Plan

The site contains one (1) amenity area located toward the center of the site. The amenity area includes a swimming pool, cabana, and grass play area. The existing walls to the east and west are to remain with new perimeter walls proposed to the north, south, and adjacent to the vehicular entrance. To the south, abutting an existing single family residence, the wall is to be 8' solid CMU. The site fence wall adjacent to the entrance, at the northeast corner, is proposed to be a decorative metal view fence painted dark charcoal. To the north, along the canal, a CMU block fence with a decorative metal view fence feature on the top is proposed.

The proposed plant palette is required to incorporate a greater number of plants from the Heritage District Plant Palette. Currently, only eight (8) of the fifteen (15) proposed plant materials are consistent with the Heritage District Plant Palette. Staff is open to some variation of plant materials not included in the Heritage District Plant Palette as unique accent plants but the majority of plants provided must stay in line with the character of the area.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REDEVELOPMENT COMMISSION NOVEMBER 21, 2018 STUDY SESSION

During the Study Session, the following comments were brought forth by the Redevelopment Commission Members regarding the Preliminary Plat and Open Space Plan:

- *Commissioners expressed concerns about the amount of parking provided for the site, specifically the amount of guest parking.*
 - A total of seventy-two (72) parking spaces are proposed for the site; of the total spaces proposed, eight (8) have been designated for guest parking. The Commissioners were concerned that the limited amount of guest parking would cause visitors to overflow into the adjacent neighborhood for parking.
- *Commissioners were in favor of the view fences proposed on the site and wanted to see the currently proposed vehicular gate replaced with a type of view fencing to increase a sense of openness.*
 - The Commissioners were concerned that by gating off this development with traditional fencing it would create a solid barrier. The justification for this proposal was to create openness and allow for greater integration into the existing environment.

- *Commissioners were in favor of the addition of a pedestrian gate and walkway to the south of the entrance.*
 - This was suggested by staff and supported by the Commissioners to increase pedestrian walkability and connectivity since the site is located within walking distance from a pedestrian friendly entertainment district.
- *Commissioners expressed concern about the proposed plant palette and its compatibility with the character of the Heritage District.*
 - The proposed plant palette is not consistent with the Heritage District Design Guidelines. The Commission specifically commented that they were not in support of the use of Date Palms at the entrance of the site. The Commission would like to see plants consistent with the Heritage District Design Guidelines that align with the character of the area.

REQUESTED INPUT

1. Overall Site Design
2. Site Walls and Fence Design
3. Landscape Palette

Respectfully submitted,



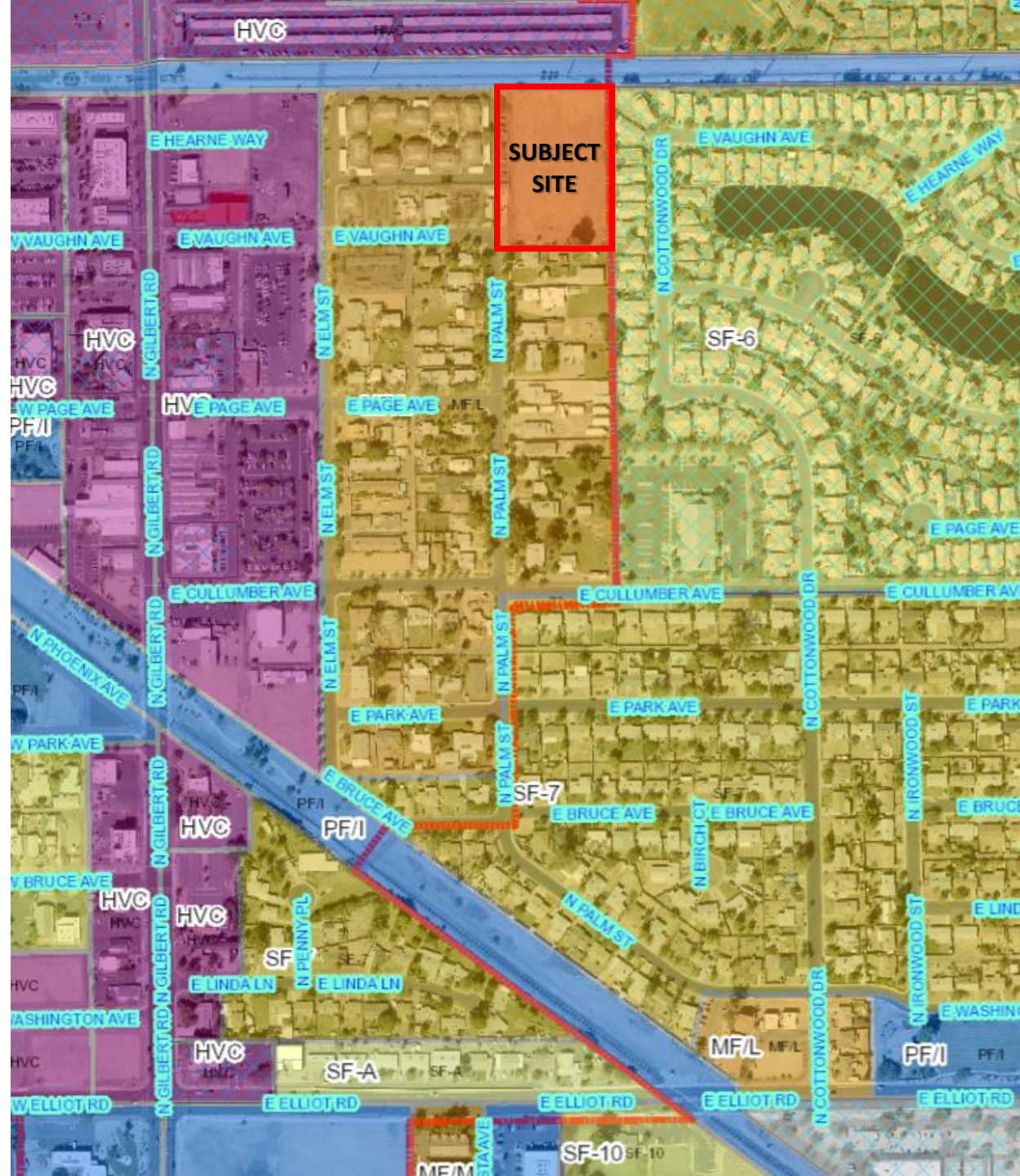
Sydney Bethel
Planner II

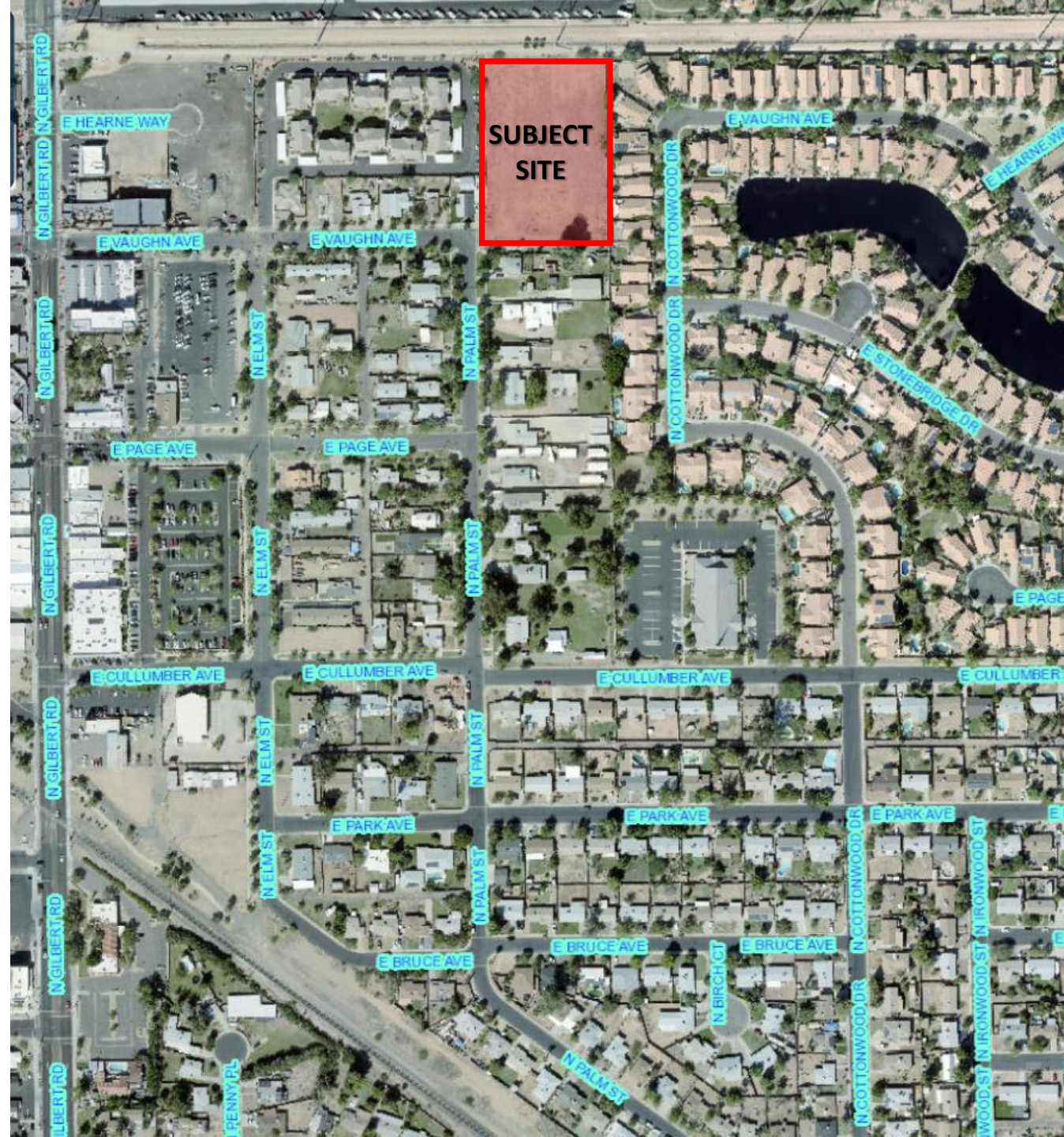
Attachments and Enclosures:

Attachments:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Preliminary Plat
- 4) Open Space Plan
- 5) Grading and Drainage

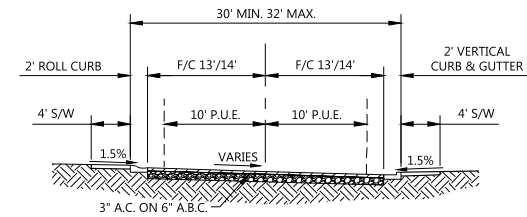
**S18-18 Aspire Heritage District
Attachment 1: Vicinity Map
December 5, 2018**



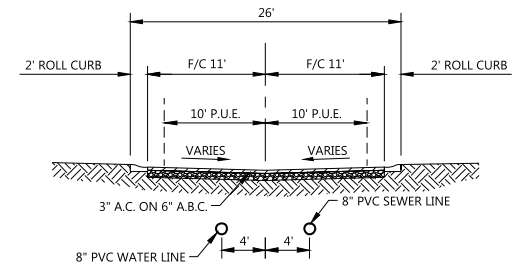


ENGINEERS NOTES

- CONTRACTOR SHALL NOTIFY WESTWOOD PROFESSIONAL SERVICES OF ANY DISCREPANCIES BETWEEN THE CIVIL PLANS AND SITE CONDITIONS, A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE AFFECTED AREA. FAILURE TO DO SO SHALL RESULT IN ANY DISCREPANCIES BEING THE RESPONSIBILITY OF THE CONTRACTOR.
- DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF EARTH SPILLAGE, RUNOFF AND CONSTRUCTION WATER AND SHALL PROTECT ADJACENT PROPERTY AND EXISTING STRUCTURES FROM SUCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS AND UTILITIES IN THE WORK AREA AND ON ADJACENT PROPERTIES WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR TESTING ANY PORTION THE WORK.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
- EXISTING UNDER GROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SEE THE APPROVED ARCHITECTURAL SITE PLAN FOR ALL SITE DIMENSIONS.



SUPERELEVATED STREET SECTION
NOT TO SCALE



INVERTED CROWN STREET SECTION
NOT TO SCALE

TOWN OF GILBERT ZONING CODE
ARTICLE 3.4: HERITAGE OVERLAY ZONING DISTRICT

Table 3.404B: Site Development Regulations – Multi-Family Residential Districts

Standards	MF-L	MF-M	Additional Regulations
Minimum Parcel Area (sq. ft.)	Comply with density per the General Plan Residential-8-14 DU/Acre	Comply with density per the General Plan Residential-14-25 DU/Acre	
Maximum Height (ft.)	36	40	
Building Step-back	10' at 3 rd floor	10' at 3 rd floor	(A)
Minimum Perimeter Building Setbacks for All Setbacks (ft.)			
Adjacent to Single Family Zoning District	15	15	
Adjacent to Multi-Family or Non-Residential Zoning District	10	10	
Minimum Perimeter Landscape Area for all Setbacks (Depth in ft.)			
Adjacent to Single Family Zoning District	15	15	
Adjacent to Multi-Family or Non-Residential			
Separation between Buildings (ft.)	Default to Building Code	Default to Building Code	
Building Setback to Parking	See Section 4.203N: Separation from Buildings		
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations		
Private Open Space (sq. ft.)	60	60	(B)
Common Open Space (minimum)	40% of net site	40% of net site	(C)
Common Open Space	1 tree/unit	1 tree/unit	(C)
Landscaping (Perimeter & Public Street Frontages)	1 tree/20 linear ft.	1 tree/20 linear ft.	(D)
Exterior Lighting Standards	See Section 4.103: Lighting Standards		

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:

THE WEST 254.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 80.00 FEET EAST OF THE NORTHEAST CORNER CORNER OF BLOCK 1, GILBERT, ACCORDING TO THE PLAT THEREOF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 7 OF MAPS, PAGE 13 THEREOF;

THENCE EAST, A DISTANCE OF 254.00 FEET;

THENCE SOUTH, A DISTANCE OF 183.83 FEET;

THENCE EAST, A DISTANCE OF 1227.90 FEET;

THENCE NORTH, A DISTANCE OF 621.14 FEET;

THENCE WEST, A DISTANCE OF 1481.80 FEET;

THENCE SOUTH, A DISTANCE OF 437.31 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PART THEREOF LYING WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 7.

PROJECT DATA

LOTS		
NUMBER OF LOTS	32	
TOTAL LOT AREA	41,142.00 SQ. FT. (0.9445 ACRES)	
MIN. LOT DIMENSIONS	21.00' x 51.00'	

LOT AREA TABLE		
LOT #	AREA (SQ.FT.)	AREA (ACRES)
1	1,458.00	0.0335
2	1,404.00	0.0322
3	1,404.00	0.0322
4	1,458.00	0.0335
5	1,326.00	0.0304
6	1,071.00	0.0246
7	1,071.00	0.0246
8	1,326.00	0.0304
9	1,326.00	0.0304
10	1,071.00	0.0246
11	1,071.00	0.0246
12	1,326.00	0.0304
13	1,458.00	0.0335
14	1,404.00	0.0322
15	1,404.00	0.0322
16	1,458.00	0.0335

LOT AREA TABLE		
LOT #	AREA (SQ.FT.)	AREA (ACRES)
17	1,458.00	0.0335
18	1,404.00	0.0322
19	1,404.00	0.0322
20	1,458.00	0.0335
21	1,326.00	0.0304
22	1,071.00	0.0246
23	1,071.00	0.0246
24	1,326.00	0.0304
25	1,326.00	0.0304
26	1,071.00	0.0246
27	1,071.00	0.0246
28	1,326.00	0.0304
29	1,326.00	0.0304
30	1,071.00	0.0246
31	1,071.00	0.0246
32	1,326.00	0.0304

TRACTS		
NAME	USES	AREA
A	PRIVATE ROAD, PARKING, COMMON AREAS, LANDSCAPING, SOLID WASTE, DRAINAGE, RETENTION, AND PUBLIC UTILITY EASEMENT	63,137 SQ. FT. (1.4494 ACRES)
TOTAL TRACT AREA		63,137 SQ. FT. (1.4494 ACRES)

PRELIMINARY PLAT & GRADING PLAN

ASPIRE HERITAGE DISTRICT

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY PLAT
- C-3 PRELIMINARY GRADING PLAN

DRAINAGE CALCULATION

VOLUME REQUIRED - "PRE" VS. "POST," 50 YEAR 24 HOUR STORM EVENT

$$V_R = V_{POST} - V_{PRE} = D * A * C_{POST} - D * A * C_{PRE}$$

WHERE:
 V_R = VOLUME REQUIRED (CU.FT.)
 V_D = 3.02 INCHES (50YR, 24HR FROM NOAA ATLAS 14 VOL. 1 VERSION 5)
 A = 108,144 FT² SITE & R.O.W. HALF-WIDTH AREA
 C = 0.815 (POST) 0.706 (PRE) RUNOFF COEFFICIENT

"PRE" CONDITION

ASPHALT: 3,193 SF (C = 0.90)
DESERT: 104,951 SF (C = 0.70)

$$C_{PRE} = \frac{3,193 \text{ FT}^2 * 0.90 + 104,951 \text{ FT}^2 * 0.70}{108,144 \text{ FT}^2}$$

$$C_{PRE} = 0.706$$

$$V_{PRE} = (3.02 \text{ IN} / 12 \text{ IN/FT}) * 108,144 \text{ FT}^2 * 0.706$$
$$V_{PRE} = 19,215 \text{ FT}^3$$

"POST" CONDITION

ASPHALT: 30,369 SF (C = 0.90)
CONCRETE: 12,123 SF (C = 0.95)
ROOF: 36,633 SF (C = 0.95)
LANDSCAPE: 29,019 SF - MIX OF DESERT (C = 0.70) AND GREEN (C = 0.25), ASSUME C = 0.50.

$$C_{POST} = \frac{30,369 \text{ FT}^2 * 0.90 + 12,123 \text{ FT}^2 * 0.95 + 36,633 \text{ FT}^2 * 0.95 + 29,019 \text{ FT}^2 * 0.50}{108,144 \text{ FT}^2}$$

$$C_{POST} = 0.815$$

$$V_{POST} = (3.02 \text{ IN} / 12 \text{ IN/FT}) * 108,144 \text{ FT}^2 * 0.815$$
$$V_{POST} = 22,181 \text{ FT}^3$$

VOLUME REQUIRED

$$V_R = V_{POST} - V_{PRE}$$
$$V_R = 22,181 \text{ FT}^3 - 19,215 \text{ FT}^3$$
$$V_R = 2,967 \text{ FT}^3$$

VOLUME PROVIDED

SURFACE RETENTION
BASIN A:
VP = 375 FT³
DEPTH = 0.95 FT

BASIN B:
VP = 568 FT³
DEPTH = 0.95 FT (MAX)

BASIN C:
VP = 1,192 FT³
DEPTH = 0.95 FT (MAX)

BASIN D:
VP = 70 FT³
DEPTH = 0.77 FT

BASIN E:
VP = 79 FT³
DEPTH = 0.82 FT

BASIN F:
VP = 274 FT³
DEPTH = 0.93 FT

BASIN G:
VP = 248 FT³
DEPTH = 0.50 FT

BASIN H:
VP = 253 FT³
DEPTH = 0.50 FT

UNDERGROUND RETENTION
NONE

TOTAL VOLUME PROVIDED
 $V_p = 3,056 \text{ FT}^3$ (3% EXCESS)

SITE ADDRESS

124 E VAUGHN AVE
GILBERT, AZ 85234

SITE AREAS

AREAS
GROSS = 104,279 SQ. FT. OR 2.3939 ACRES MORE OR LESS
NET = 104,279 SQ. FT. OR 2.3939 ACRES MORE OR LESS

LOTS
TRACT A = 41,142 SQ. FT. (39%)
TRACT A = 63,137 SQ. FT. (61%)

ASSESSOR'S PARCEL NUMBER

A.P.N. 304-11-172

BENCHMARK

TOWN OF GILBERT BRASS CAP IN HAND HOLE, LOCATED AT THE SOUTHWEST CORNER OF SECTION 7, T1N, R6E, G&SRM, ELEVATION 1237.49, NAVD88

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, T. 1 S., R. 6 E., G&S.R.M. WHICH BEARING NORTH 00° 54' 51" WEST, AS SHOWN ON THE RECORD OF SURVEY OF "124 E. VAUGHN AVENUE" RECORDED IN BOOK 1362, PAGE 16, MARICOPA COUNTY RECORDS.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2731M, DATED NOVEMBER 4, 2015.

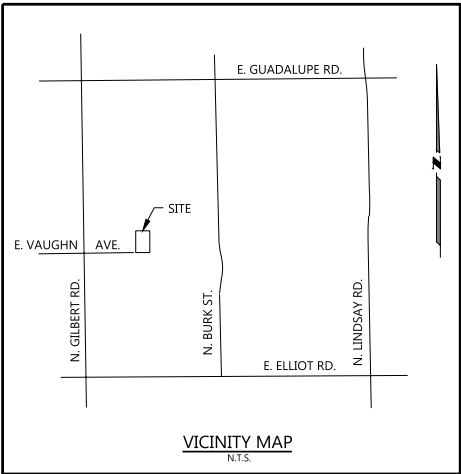
ZONING

THE SUBJECT PROPERTY LIES WITHIN THE TOWN OF GILBERT "MULTI-FAMILY/LOW" (MF/L), PER MARICOPA COUNTY ASSESSORS OFFICE.

TOWN OF GILBERT GENERAL PLAN CLASSIFICATION: RESIDENTIAL 8-14 DU/ACRE

UTILITY

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE TOWN OF GILBERT, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.



OWNER / DEVLOPER

ASPIRE DEVELOPMENT, LLC
4360 E BROWN ROAD, SUITE 108
MESA, AZ 85205
TELE: 480-282-5800
CONTACT: BRYSON BENNETT
EMAIL: BRYSON@CORNERSTONE-MGT.COM

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: DAVID BOHN, PE
EMAIL: DAVID.BOHN@WESTWOODPS.COM

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

APPROVALS

APPROVED: _____ DATE _____

INITIAL ISSUE: XX/XX/XX

REV: ###

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SHEET NUMBER: C-1 OF 3

DATE: 09/07/2018

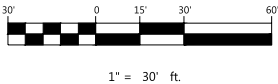
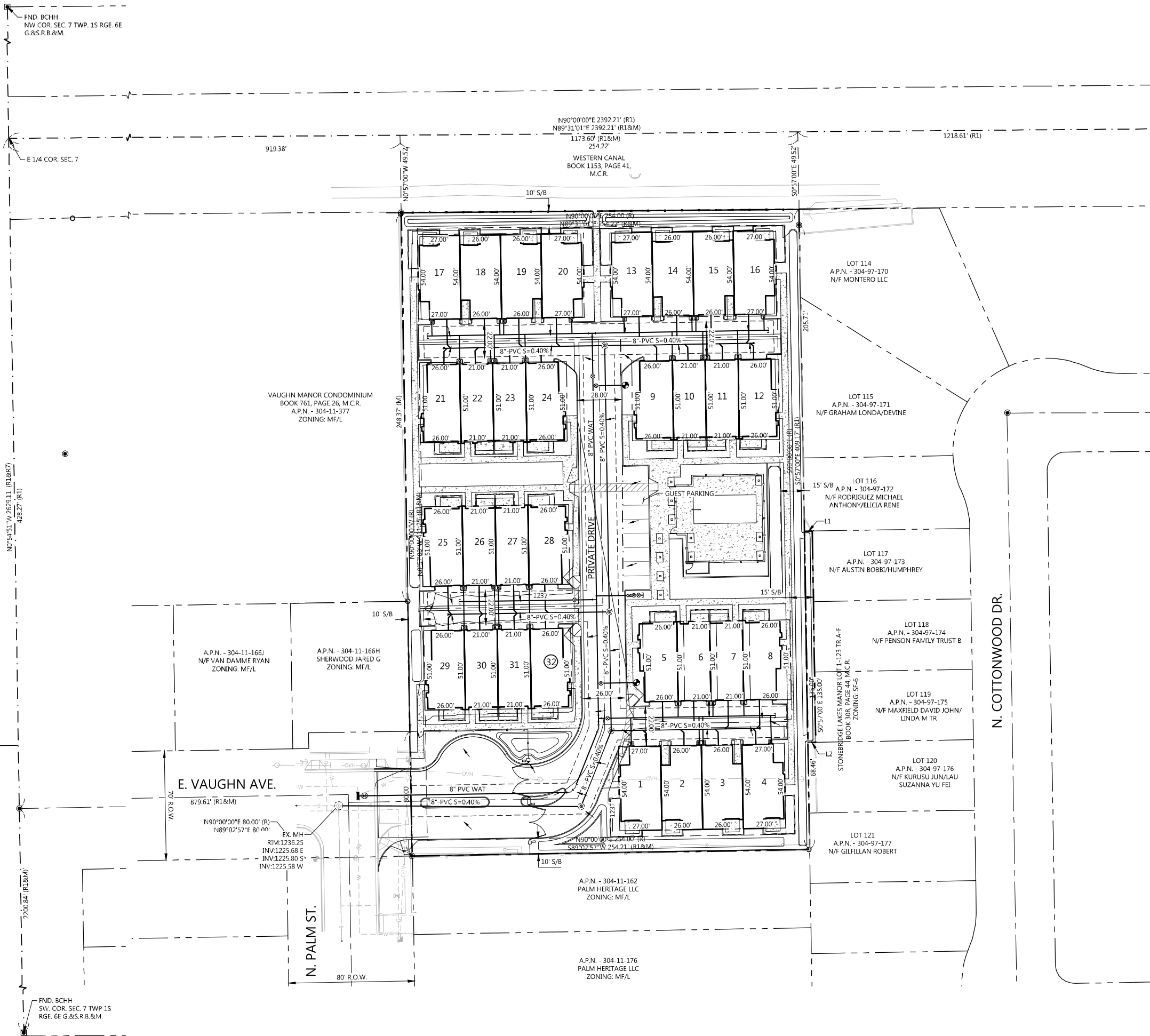
PROJ: 15281.00

EXPRES 9-30-2020

48533 DAVID M. BOHN (04151)

ARIZONA, U.S.A.

PROFESSIONAL ENGINEER



1" = 30' ft.

PRELIMINARY PLAT
ASPIRE HERITAGE DISTRICT
124 E VAUGHN AVE.
GILBERT, AZ 85234



SHEET NUMBER:

C-2 OF 3

DATE: 09/07/2018
PROJ: 15281.00

DESIGNED:	-----	GSM
CHECKED:	-----	CLF
DRAWN:	-----	CLF
FIELD CREW:	-----	CLF
FIELD WORK DATE:	-----	CLF
SCALE:	1" =	HORIZONTAL
	1" =	VERTICAL

Westwood
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-6558
Fax (480) 367-8025
westwood.com

INITIAL ISSUE:	XXXXXX
REV:	####
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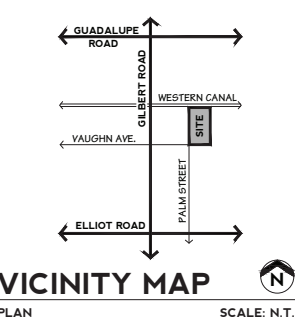


LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	FRAXINUS VELUTINA FANTEX ASH -STANDARD TRUNK	24" BOX	49
	PISTACHIA X 'RED PUSH' RED PUSH CHINESE PISTACHE	24" BOX 36" BOX	22 8
	PHOENIX DACTYLIFERA DATE PALM	20' TALL	22
SHRUBS			
	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	21
	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.	83
	LECOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	268
	RUESSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	177
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.	48
	TECOMA CAPENSIS CAPE HONEYSUCKLE	5 GAL.	63
	MUHLENBERGIA RIDIDA NASHVILLE MUHLY GRASS	5 GAL.	151
VINES			
	BOUGAINVILLEA X 'BARBARA KARST' BOUGAINVILLEA VINE	5 GAL.	82
	HARDENBERGIA VIOLACEA LILAC VINE	5 GAL.	58
GROUND COVER			
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	47
	LANTANA MONTIVENDESIS PURPLE TRAILING LANTANA	1 GAL.	111
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	36
TURF			
	TURF CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS SOD		QTY 3,307 S.F.
TOP DRESSING			
	DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: MADISON GOLD		QTY 38,805 S.F.

LANDSCAPE CALC'S

COLLECTOR AND ARTERIAL STREETS	
1 TREE, 3 SHRUBS PER 20 L.F.	
WITH 25% VEGETATIVE GROUND COVER	
REQUIRED:	(79 L.F. / 20')(1)(3) = 4 TREES, 12 SHRUBS
PROVIDED: 4 TREES, 12 SHRUBS	
SIDE AND REAR PERIMETER LANDSCAPE	
1 EVERGREEN TREE PER 1,000 S.F. OF 20' SETBACK	
5 SHRUBS PER TREE PROVIDED	
WITH 20% VEGETATIVE GROUND COVER	
REQUIRED:	(23,776 S.F. / 1000')(1)(5) = 24 TREES, 120 SHRUBS
PROVIDED: 56 TREES, 120 SHRUBS	
COMMON OPEN SPACE LANDSCAPE	
1 TREE PER UNIT	
REQUIRED:	(32 UNITS)(1) = 32 TREES
PROVIDED: 32 TREES	
TURF CALCULATIONS	
- 10% OF TOTAL LANDSCAPED AREA EXCLUDING ARA	
IS ALLOWED TO BE TURF	
- TOTAL TURF SHALL NOT EXCEED 50% OF LANDSCAPED AREA INCLUDING ARA	
TOTAL ON SITE LANDSCAPE AREA:	42,112 S.F.
TOTAL ACTIVE RECREATION AREA:	0 S.F.
TURF ALLOWED EXCLUDING ARA:	4,211 S.F. (10%)
TOTAL TURF NOT ARA:	3,307 S.F. (7.8%)
TOTAL TURF:	3,307 S.F. (7.8%)



PROJECT TEAM

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ASPIRE DEVELOPMENT
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CONTACT: BRYSON BENNETT

LANDSCAPE ARCHITECT
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EMAIL: CRAIG@THOMAS-CROWLEY.COM

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CIVIL ENGINEER
WESTWOOD PROFESSIONAL SERVICES
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SCOTTSDALE, AZ 85254
PH: (480) 747-6558

CONTACT: DAVID BOHN, P.E.
EMAIL: DAVID.BOHN@WESTWOODPS.COM

KEYED NOTES

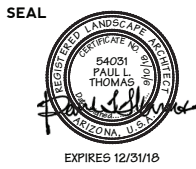
- A.X ARCHITECTURE**
A.1 RAMADA, SEE ARCHITECTURE PLANS
A.2 TRASH RECEPTACLES, SEE ARCHITECTURE PLANS

C.X CIVIL ENGINEERING PLANS
C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER
C.2 OFFSITE CONCRETE SIDEWALK, SEE CIVIL ENG. PLANS,
C.3 RAMP, SEE CIVIL ENG. PLANS
C.4 NEW CROSSWALK MARKING, SEE CIVIL ENG. PLANS
C.5 PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS

- L.X LANDSCAPE / HARDSCAPE**
L.1 4'-0" WIDE CONCRETE SIDEWALK
L.2 COLORED CONCRETE PLAZA WITH SALT FINISH
L.3 ENTRY GATES, SEE DETAIL 1/L4
L.4 ENTRY MONUMENT SEE DETAIL 2/L4
L.5 MAILBOXES, SEE DETAIL 4/L4
L.6 POOL, UNDER SEPARATE PERMIT
L.7 KOOL DECKING WITH JOINTS AS SHOWN
L.8 SITE BENCH, SEE DETAIL 1/L5
L.9 TRASH RECEPTACLE, SEE DETAIL 2/L5
L.10 BIKE RACKS, SEE DETAIL 3/L5
L.11 TREE GRATES, SEE DETAIL 4/L5

SITE DATA

ZONING: MF/L
SITE AREA: 2.467 AC GROSS
2.41 AC NET
32
TOTAL LOTS: 13.36 DU/AC
DENSITY: .97 AC (40.2 %)
OPEN SPACE:



PROJECT

ASPIRE
HERITAGE DISTRICT

EXHIBIT

CONCEPTUAL
LANDSCAPE PLAN

EXHIBIT #

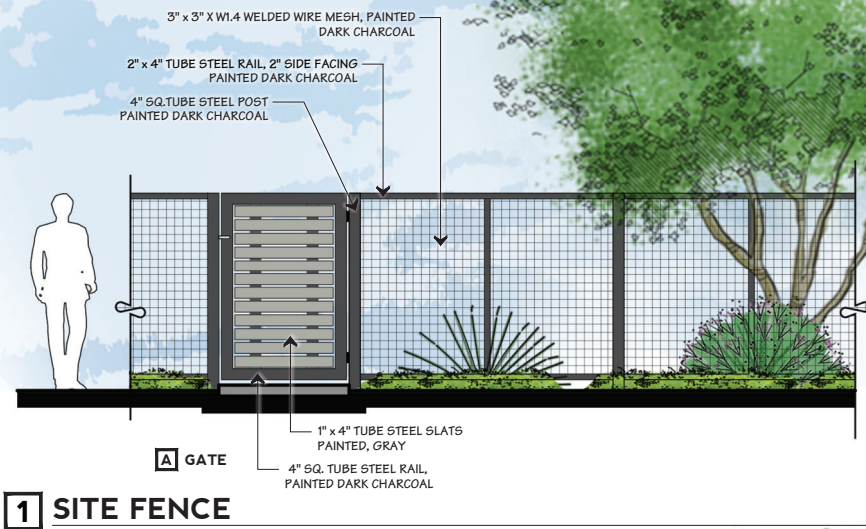
L1

S18-18 Aspire Heritage District
Attachment 4: Open Space Plan
December 5, 2018

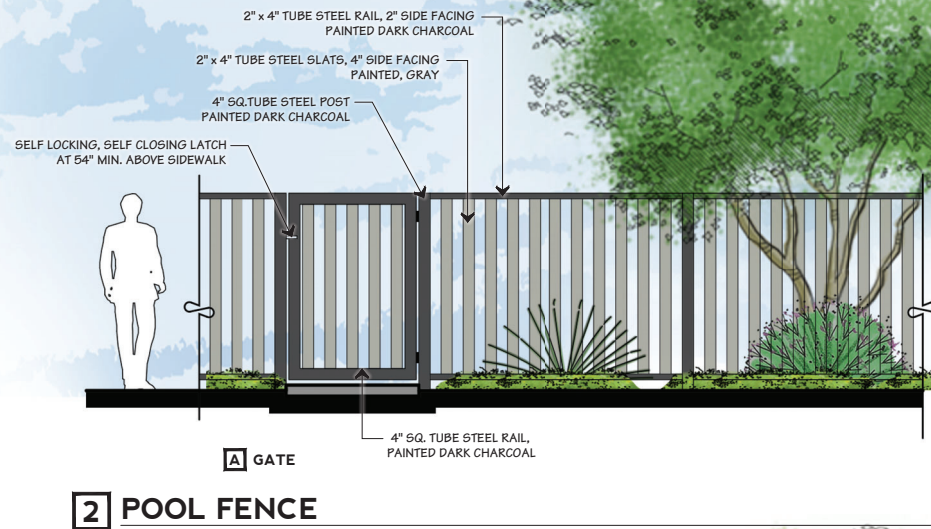


KEY	SYMBOL	DESCRIPTION
A		SITE FENCE SEE DETAIL 1/L3
B		POOL FENCE SEE DETAIL 2/L3
C		LOW SITE WALL SEE DETAIL 3-A/L3
D		SITE WALL SEE DETAIL 3-B/L3
E		VIEW WALL SEE DETAIL 4/L3
F		COURTYARD WALL SEE DETAIL 3/L4
EX		EXISTING WALL DO NOT DISTURB

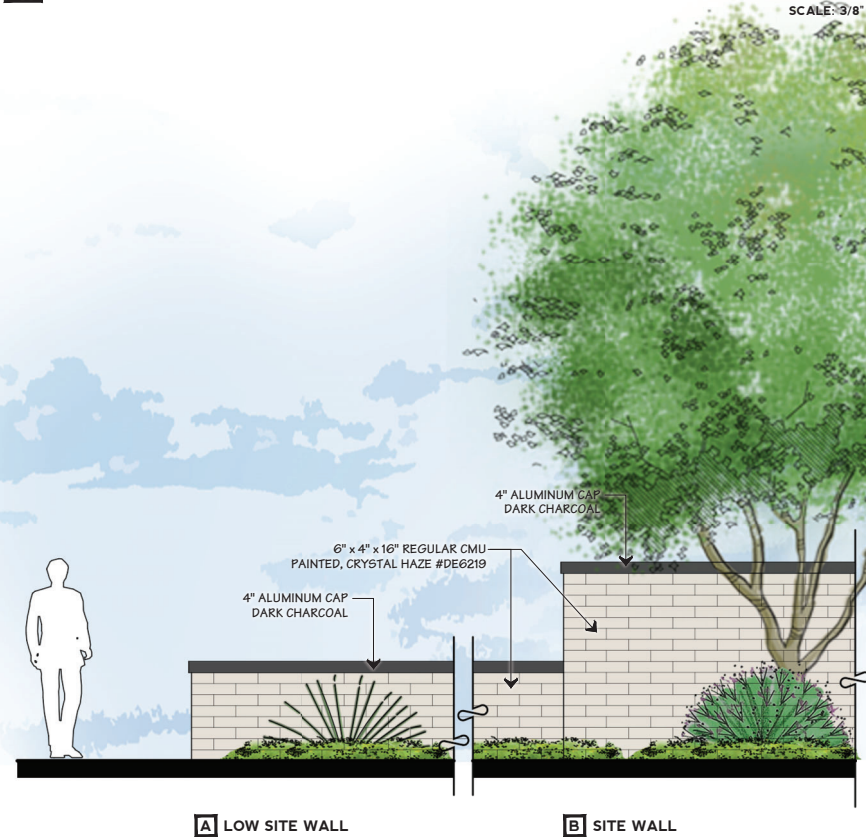
KEY	SYMBOL	DESCRIPTION
		MAILBOX LOCATION SEE DETAIL 4/L4



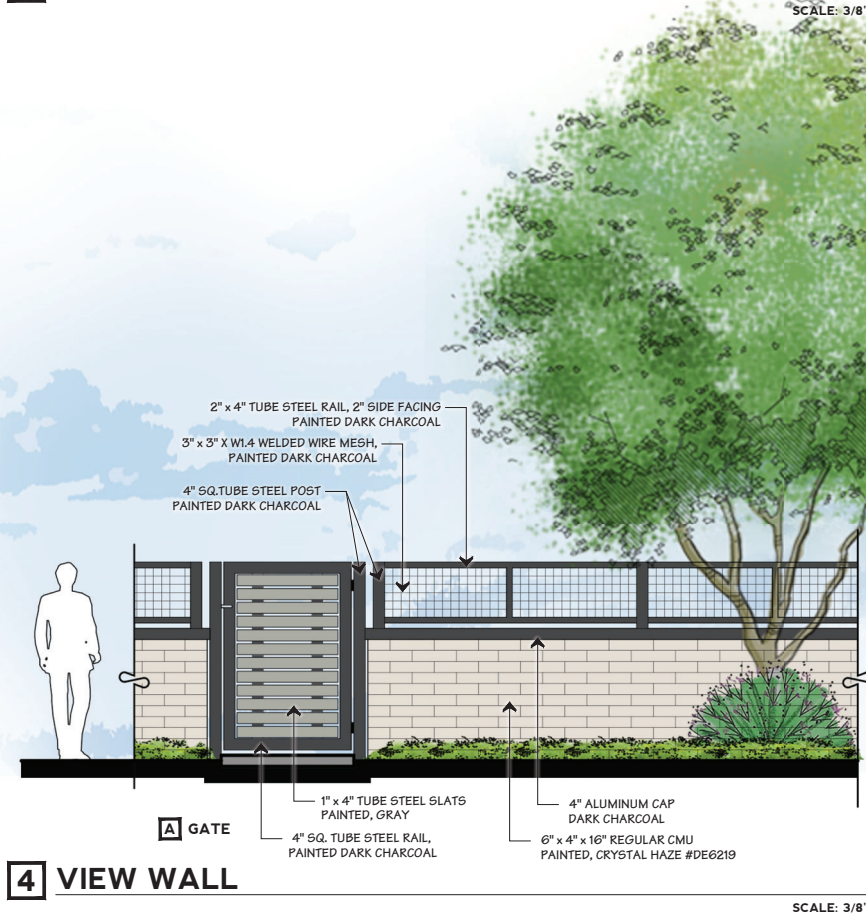
1 SITE FENCE SCALE: 3/8" = 1'-0"



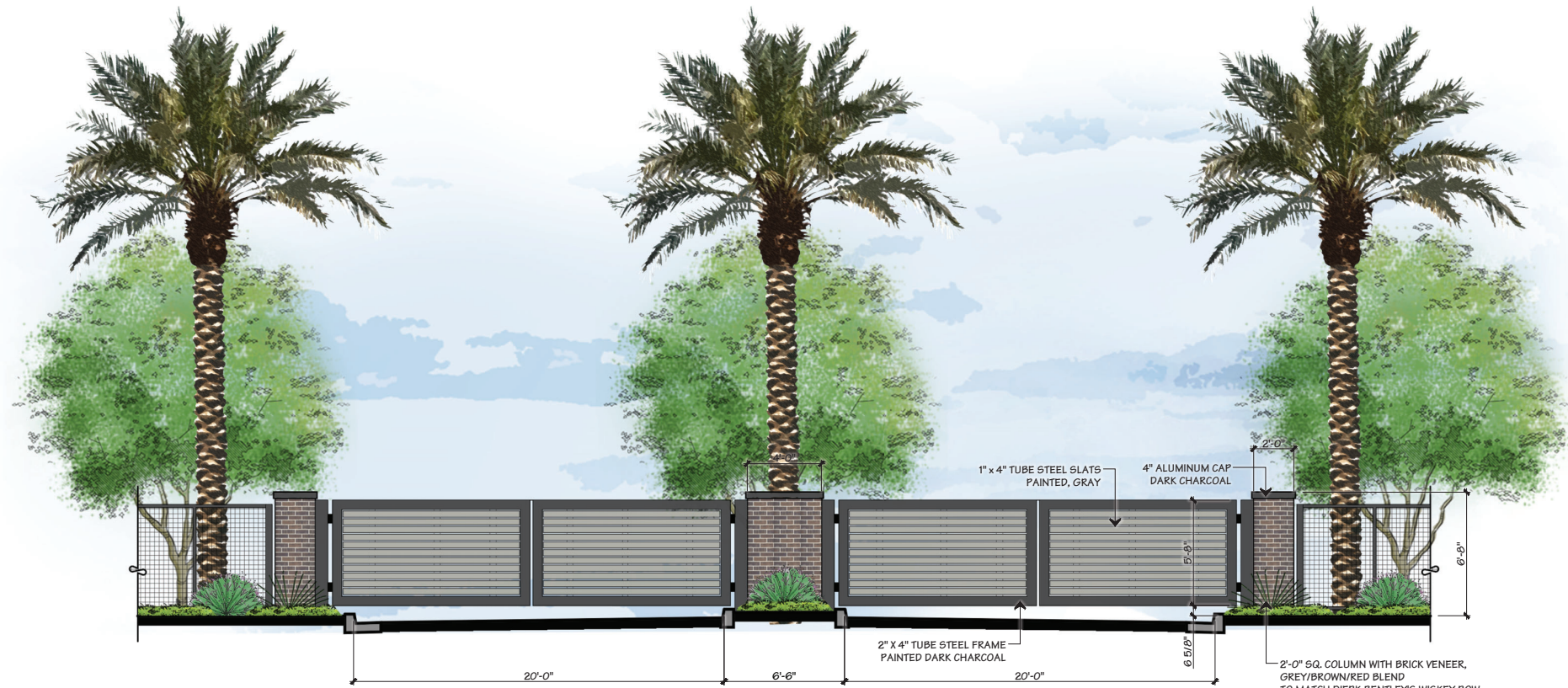
2 POOL FENCE SCALE: 3/8" = 1'-0"



3 SITE WALLS SCALE: 3/8" = 1'-0"

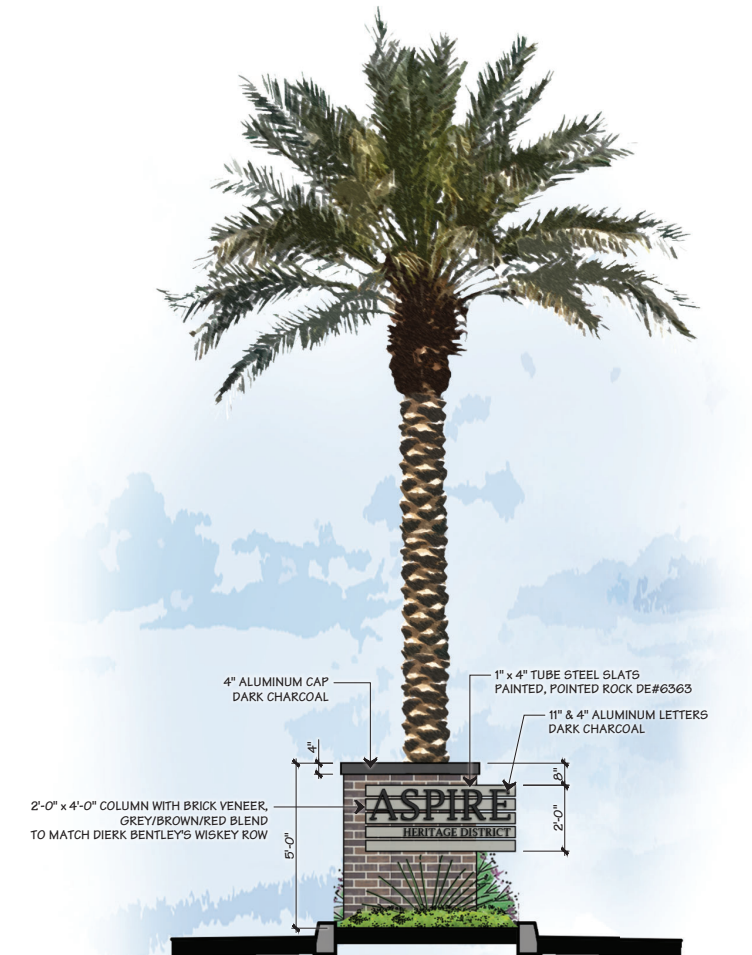


4 VIEW WALL SCALE: 3/8" = 1'-0"



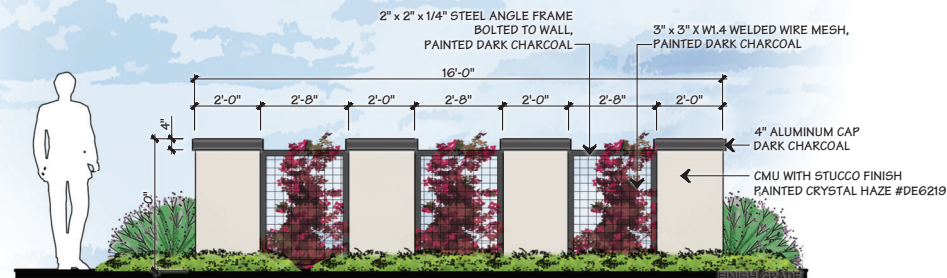
1 GATED ENTRY
ELEVATION

SCALE: 1/4" = 1'-0"



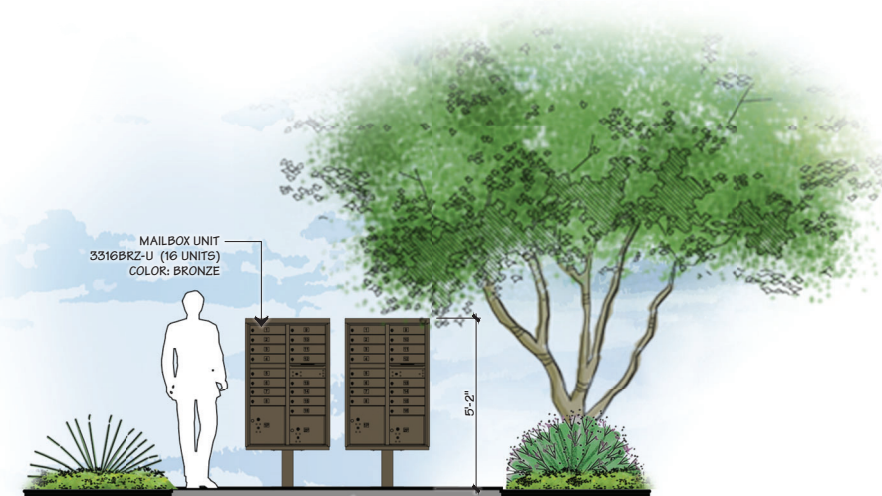
2 ENTRY MONUMENT

SCALE: 3/8" = 1'-0"



3 COURTYARD WALL

SCALE: 3/8" = 1'-0"



4 MAILBOXES

SCALE: 3/8" = 1'-0"



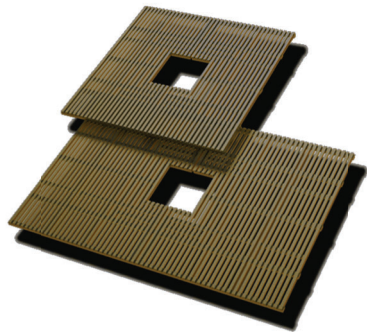
MANUFACTURER: THOMAS STEEL
STYLE: AURORA FLAT BENCH
MODEL: ARF-6-HS-P
COLOR: BRONZE



MANUFACTURER: MADRAX
STYLE: ORION
COLOR: BRONZE



MANUFACTURER: THOMAS STEEL
STYLE: STATE STREET
COLOR: BRONZE
SIZE: 32 GALLON



MANUFACTURER: IRONSMITH
STYLE: METRO
COLOR: CAST BRONZE
SIZE: 4'-0" x 6'-0"

1 BENCH

SCALE: N.T.S.

2 BIKE RACK

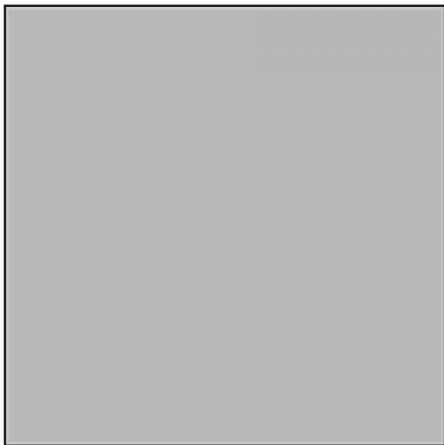
SCALE: N.T.S.

3 TRASH RECEPTACLE

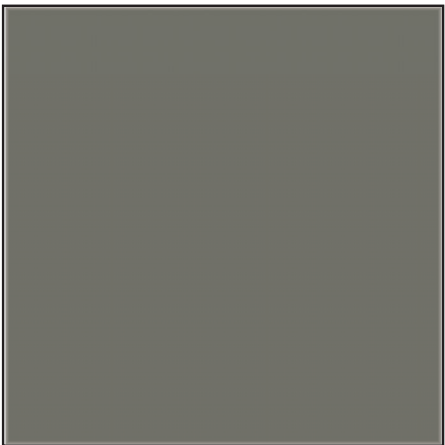
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4 TREE GRATE

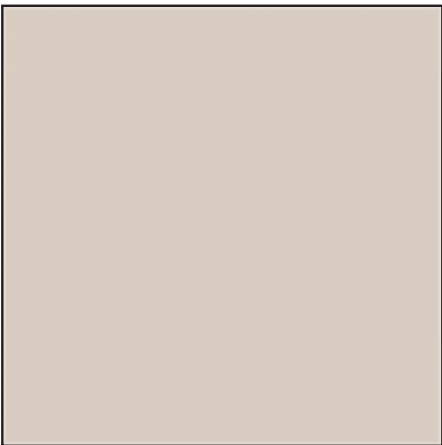
SCALE: N.T.S.



CONCRETE
COLOR: REGULAR GRAY



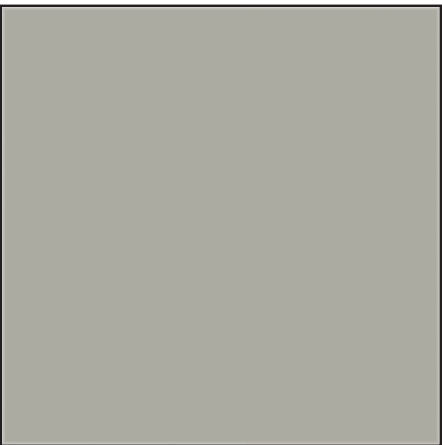
COLORLED CONCRETE WITH SALT FINISH
COLOR: DAVIS COLORS PEWETER B60



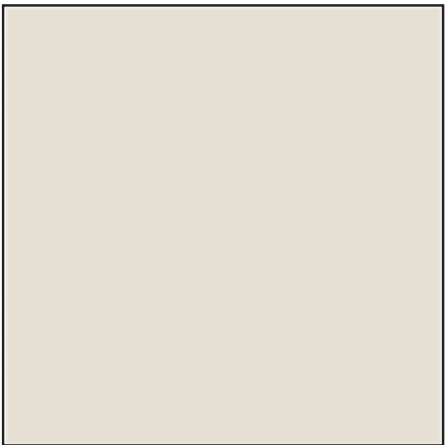
KOOL DECK
COLOR: SAND BUFF



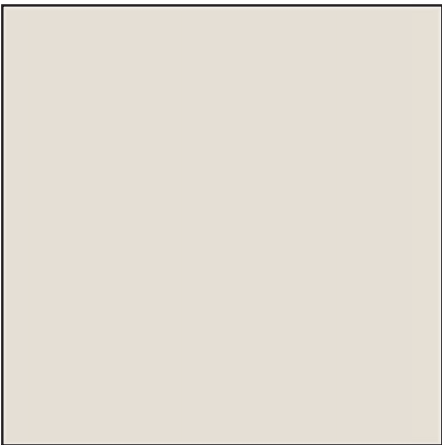
ALUMINUM CAP AND STEEL FRAME
COLOR: DARK CHARCOAL



STEEL SLATS
COLOR: GRAY



STUCCO
COLOR: CRYSTAL HAZE #DE6219

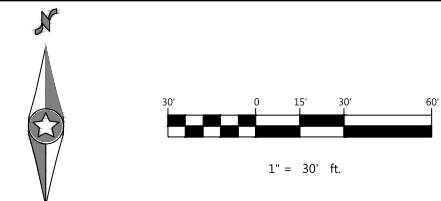


MASONRY
COLOR: CRYSTAL HAZE #DE6219



BRICK VENEER
COLOR: GREY/BROWN/RED BLEND
TO MATCH DIERK BENTLEY'S WISKEY ROW

N:\0015281.00\DWG\CIVIL\PRELIMINARY\WORKING\0015281PG02.DWG



ASPIRE HERITAGE DISTRICT
The MaxWell® Plus Drainage System Detail And Specifications

NOTES

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.

2. STABILIZED BACKFILL - 1 SACK SLURRY.

3. BOLTED RING & GRATE COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WELDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.

4. GRADED BASIN OR PAVING (BY OTHERS).

5. COMPACTED BASE MATERIAL (BY OTHERS).

6. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .260" MAX. S.W.O. FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.

7. PRE-CAST LINER - 4000 PSI CONCRETE 48" Ø, X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.

8. MIN. 6" Ø DRILLED SHAFT.

9. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.

10. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.

11. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TR-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.

12. BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY.

13. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.

14. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TR-B COUPLER.

15. MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.

16. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.

17. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.

18. CONNECTOR PIPE - 4" Ø SCH. 40 PVC.

19. ANTI-SIPHON VENT WITH FLOW REGULATOR.

20. INTAKE SCREEN - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TR-C END CAP.

21. MOISTURE MEMBRANE - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.

22. EIGHT (8) PERFORATIONS PER FOOT, 2 ROWS MIN.

NOTE:

INSTALLING ANY DRYWELL OTHER THAN A MAXWELL REQUIRES A SUBMITTAL FOR THE PROJECT ENGINEER'S APPROVAL

1/2 LVL. ROCKSTRONG A. ROCKSTRONG B.A. ADHAR 360
CA. 1/2 LVL. ROCKSTRONG A. ROCKSTRONG B.A. ADHAR 360
NV. 1/2 LVL. ROCKSTRONG A. ROCKSTRONG B.A. ADHAR 360
U.S. Patent No. 4,933,200 ***Trademark 1979, 1980, 2004

PRELIMINARY GRADING PLAN
ASPIRE HERITAGE DISTRICT
124 E VAUGHN AVE.
GILBERT, AZ 85234

EXPIRES 9-30-2020

SHEET NUMBER:
C-3 OF 3
DATE: 09/07/2018
PROJ: 15281.00

DESIGNED:	-----	GSM
CHECKED:	Δ	CLF
DRAWN:	Δ	Δ
FIELD CREW:	Δ	Δ
FIELD WORK DATE:	Δ	Δ
SCALE:	1" =	HORIZONTAL
	1" =	VERTICAL

INITIAL ISSUE:	XXXXXX	
REV:	Δ	###
REV:	Δ	###
REV:	Δ	###
REV:	Δ	###

Westwood

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Scottsdale, AZ 85254
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Fax (480) 387-8025
westwoodpro.com

Westwood Professional Services, Inc.

48533
DAVID M. BOHN
DATE SIGNED 09/07/18
ARIZONA, U.S.A.